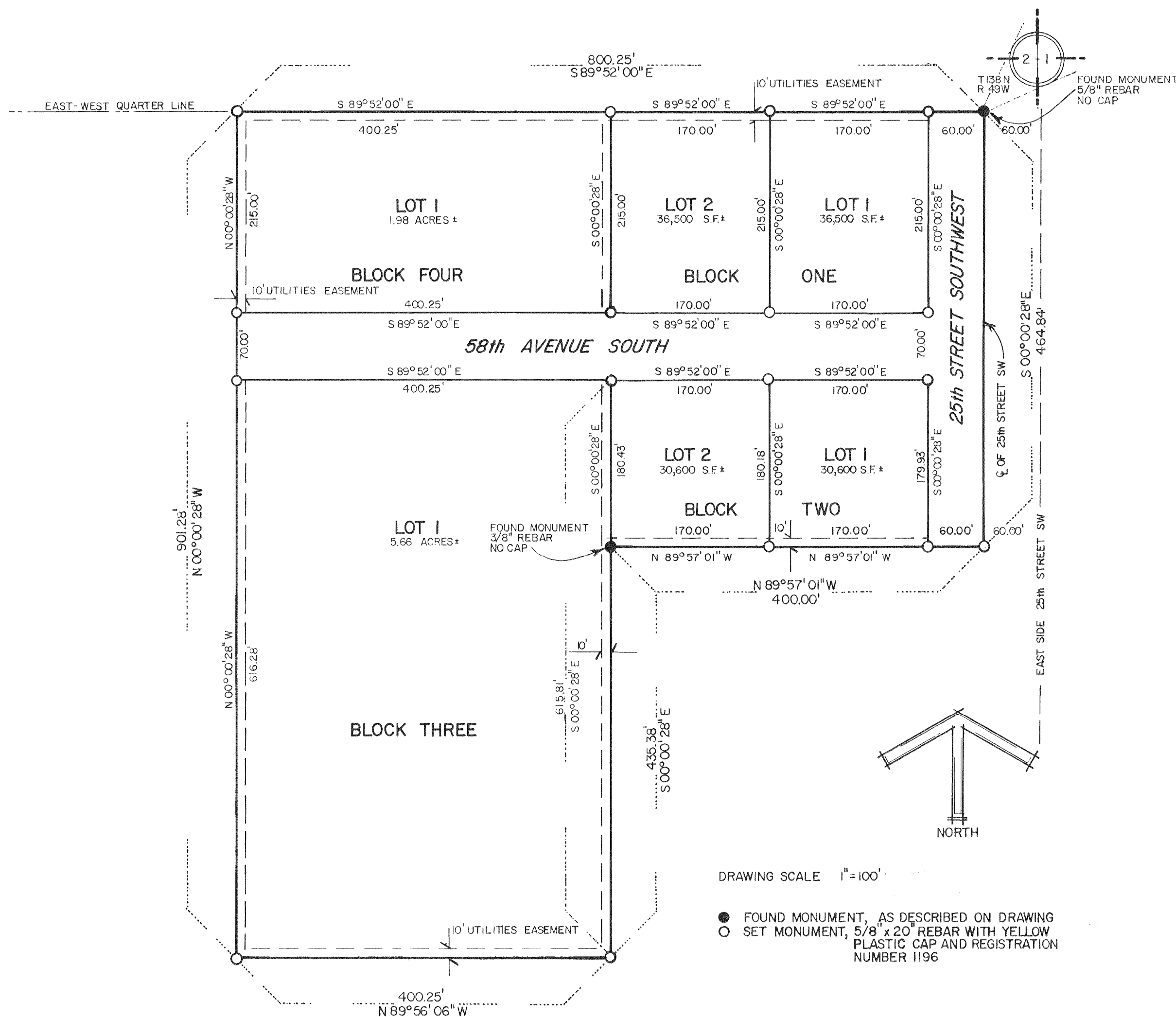


ORIGINAL



DRAWING SCALE 1"=100'

- FOUND MONUMENT, AS DESCRIBED ON DRAWING
- SET MONUMENT, 5/8" X 20" REBAR WITH YELLOW PLASTIC CAP AND REGISTRATION NUMBER 1196

#### Surveyor's Certificate and Acknowledgment

I, Brian J. Rittenhouse, Registered Land Surveyor, under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the distances shown on said plat are correct; that the monuments for the guidance of future surveys have been located or placed in the ground as shown; and that the outside boundary lines are correctly designated as shown.

Dated this 21st day of February, 1990.

Brian J. Rittenhouse  
Brian J. Rittenhouse, Registered Land Surveyor #1196

State of North Dakota  
County of Cass

On this 21 day of Feb in the year 90, before me personally appeared Brian J. Rittenhouse, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same.

Notary Public  
My Commission expires  
ROBERT J. KELLER, NOTARY PUBLIC  
CASS COUNTY, STATE OF NORTH DAKOTA  
MY COMMISSION EXPIRES ON 02-16-93

#### LAND DESCRIPTION

A tract of land situated in a portion of the Southeast Quarter of Section 2, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota, being more fully described as follows:

Commencing at a Found Iron Monument which designates the Northeast Corner of said Southeast Quarter of Section 2, said point being the point of beginning; thence South 00 degrees 00 minutes 28 seconds East on an assumed bearing on the east line of said Section 2 for a distance of 464.84 feet; thence North 89 degrees 57 minutes 01 seconds West for a distance of 400.00 feet; thence South 00 degrees 00 minutes 28 seconds East, parallel with the east line of said Section 2 for a distance of 435.38 feet; thence North 89 degrees 56 minutes 06 seconds West, parallel with the south line of said Section 2 for a distance of 400.25 feet; thence North 00 degrees 00 minutes 28 seconds West, parallel with the east line of said Section 2 for a distance of 901.28 feet to a point on the East-West One Quarter line of said Section 2; thence South 89 degrees 52 minutes 00 seconds East, on the East-West One Quarter line of said Section 2 for a distance of 800.25 feet to the point of beginning. Said tract contains 12.55 acres, more or less, and is subject to all easements, restrictions, and reservations of sight and record, if any.

#### NOTE

The East-West Quarter Line of Section 2, is assumed to have a bearing of South 89 degrees 52 minutes 00 seconds East.

# ALPLOT OF ALVERSON SUBDIVISION TO CASS COUNTY, NORTH DAKOTA.

#### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT JOSEPH D. PHELPS AND RITA F. PHELPS, HUSBAND AND WIFE; W.R. PHELPS AND MARGUERITE P. PHELPS, HUSBAND AND WIFE; JAMES A. PHELPS; GREGORY A. ALVERSON AND VERA K. ALVERSON, HUSBAND AND WIFE, ARE THE OWNERS AND PROPRIETORS OF LOTS 1 AND 2, BLOCK 1; LOTS 1 AND 2, BLOCK 2; LOT 1, BLOCK 3, AND DEDICATED PROPERTY INCLUSIVE, ALVERSON SUBDIVISION, CASS COUNTY, NORTH DAKOTA.

AND THAT SAID PARTIES HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS ALVERSON SUBDIVISION AND DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND UTILITY EASEMENTS AS SHOWN ON THE ANNEXED PLAT.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

OWNERS: LOT 1, BLOCK 1; LOTS 1 AND 2, BLOCK 2.

Joseph D. Phelps  
JOSEPH D. PHELPS

Rita F. Phelps  
RITA F. PHELPS

W.R. Phelps  
W.R. PHELPS

Marguerite P. Phelps  
MARGUERITE P. PHELPS

OWNERS: LOT 2, BLOCK 1;

Gregory A. Alverson  
GREGORY A. ALVERSON

Verna K. Alverson  
VERNA K. ALVERSON

OWNER: LOT 1, BLOCK 3; LOT 1, BLOCK 4

James A. Phelps  
JAMES A. PHELPS

STATE OF NORTH DAKOTA  
COUNTY OF CASS  
ON THIS 13th DAY OF April, 1990, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH D. PHELPS AND RITA F. PHELPS, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.  
NOTARY PUBLIC: Patricia A. Johnson  
MY COMMISSION EXPIRES: FEB. 3, 1992

STATE OF NORTH DAKOTA  
COUNTY OF CASS  
ON THIS 23rd DAY OF March, 1990, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED W.R. PHELPS AND MARGUERITE P. PHELPS, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.  
NOTARY PUBLIC: Ron L. Odgaard  
MY COMMISSION EXPIRES: FEB. 3, 1992

STATE OF NORTH DAKOTA  
COUNTY OF CASS  
ON THIS 23rd DAY OF March, 1990, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GREGORY A. AND VERA K. ALVERSON, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.  
NOTARY PUBLIC: Ron L. Odgaard  
MY COMMISSION EXPIRES: FEB. 3, 1992

STATE OF NORTH DAKOTA  
COUNTY OF CASS  
ON THIS 21st DAY OF Feb, 1990, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES A. PHELPS, TO ME KNOWN TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS HIS FREE ACT AND DEED.  
NOTARY PUBLIC: Randall C. Plummer  
MY COMMISSION EXPIRES: FEB. 3, 1992

#### Easements of Record

Book B-6, Page 654  
From W.R. Phelps to Cass County Electric Cooperative, Inc., for permission to install underground cable.

Book G-7, Page 449  
From Joseph D. Phelps and Rita F. Phelps husband and wife and W.R. Phelps and Marguerite P. Phelps husband and wife to James A. Phelps, for roadway purpose.

Book H-8, Page 648  
From W.R. Phelps to Northwestern Bell Telephone Company, for a communications system consisting of buried cables or wires, surface terminals, repeaters, repeater housings, markers and associated equipment.

#### CITY ENGINEER'S APPROVAL

Approved by City Engineer this 15th day of March, 1990.

Wilbur K. Michelson, City Engineer

#### PLANNING COMMISSION APPROVAL

Approved by the City Planning Commission this 14th day of March, 1990.

Earlyne L. Hector, Chairperson

#### CITY COMMISSION APPROVAL

Approved this 30th day of July, 1990.

Jon G. Lindgren, Mayor

Mark Thelen, Director of Finance

State of North Dakota  
County of Cass

On this 30th day of July, 1990, before me, a notary public with and for said county personally appeared Wilbur K. Michelson, City Engineer; Earlyne L. Hector, Chairperson, Planning Commission; Jon G. Lindgren, Mayor; and Mark Thelen, Director of Finance, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Carolyn Kraft  
Notary Public  
My Commission Expires Sept. 11, 1991

\*Reviewed by the Cass County Planning Commission this 3rd

day of May, 1990.

Signed Duane E. Boehning  
Chairman

Attest Debra J. Johnson  
Secretary

\*Approved by Cass County, North Dakota, this 19th day of

June, 1990.

Signed Don V. Hanson  
Chairman, Board of County Commissioners

Attest Ordella Brua  
County Auditor

\*Reviewed by STANLEY Township, Cass County,

North Dakota, this 3 day of May, 1990.

Signed Stanley  
Chairman

Attest  
Clerk

#### AUDITOR'S TAX RECORD

Delinquent taxes and special assessments or installments of special assessments paid and transfer entered.

Ordella Brua, Cass County Auditor

#### REGISTER OF DEEDS CERTIFICATE

STATE OF NORTH DAKOTA ) Document No. 727353  
COUNTY OF CASS ) ss

I hereby certify that the above instrument was filed for record in this office on this 17 day of June, 1990, at 10:31 o'clock A.M. and was duly recorded in book N of Plats, page 108.

Deanna Kensrud  
Deanna Kensrud, Register of Deeds

by Arlene Sprunk, Deputy

R.A.I. #8971

72-108